



ATTACHMENT 04
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: December 4, 2015

To: Brandi Cummings, Project Manager

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Comments on COAL 15-0106 (SUB2015-00039), Belmont, Villa Lots Rd, Paso Robles

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- A. Please have the applicant's agent make the following changes and resubmit:
 - a. Clearly show and label all required information, see attached checklist
 - b. Compliance with Title 21
 - i. 21.03.010(c)(6) – Parcel 3 cannot be a flag lot, must be easement

Public Works Comments:

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.
- B. Record a Restrictive Covenant to provide access to parcel 3 over parcels 1, 2 or 4. Covenant shall be recorded prior to or concurrent with COAL Parcel Map or Certificates of Compliance.

Recommended Project Conditions of Approval:

Access

- 1. All new parcels shall have access to a public maintained road or be provided with a minimum 24-foot wide private access and utility easement to a public road. Additional easement width shall be provided as necessary to contain all elements of the roadway prism. The easements may be created by parcel map, grant deed, or restrictive covenant.

21.02.030 Lot Line Adjustment Check List

for project number

COAL 15 - 106

Status	Item
✓	Title Report
① O	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. <u>Parcel design and minimum lot area.</u> These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment. <u>≠ Flag lot</u>
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
② O	Streets. The locations, names, <u>county road numbers</u> , and widths of all adjoining and contiguous highways, streets and ways.
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
✓	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
X	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
✓	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable O = Requires Compliance ✓ = Complied

COMMENTS:

① Parcel 3 is a "flag" lot, not allowed per title 21.03.010(c)(6)

② VINE LOT 5 = #5257, SKY RIDGE = #5399



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

December 5, 2015

County of San Luis Obispo
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Subject: Skip Touchon Lot Line Adjustment / SUB2015-00039

Ms. Cummings,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral and associated survey map information regarding the lot line adjustment to 4 existing parcels located at 457 Villa Lots Road near Paso Robles, CA. The purpose of the proposed lot line adjustment is to create better building sites for four future residences.

This department provides the following comments:

- It appears that the applicant proposes a "shared access driveway" in order to provide access to future residential development upon proposed parcels 1, 2 and 3. This approach creates an access road that must meet all access road standards.
- This proposed access road must be properly named and signed, shall provide an edge to edge driving surface of no less than 24-feet wide and must have a proper turnaround at or near the point where the future driveways begin. All portions of this proposed access road exceeding a 12% grade shall require asphalt paving or concrete and at no point shall this roadway exceed a 16% grade.

Grading plans shall be submitted to CAL FIRE/County Fire for review and approval prior to any work being done on the proposed access roadway. A final inspection shall be required.

Please feel free to contact me at (805)543-3425 should you have additional questions and/or concerns regarding this matter.

Sincerely,


Clinton Bullard
Fire Inspector